



HCD WEB NEWS

California Department of Housing and Community Development

Division of Housing Policy Development

March 2, 2005

LIBRARY OF CONGRESS: TODAY IN HISTORY

<http://memory.loc.gov/ammem/today/today.html>

TODAY'S NEWS

AFFORDABLE HOUSING

VACAVILLE REPORTER - Housing subsidies slashed / Some residents struggling to make ends meet in Solano County's unincorporated areas and in Dixon and Rio Vista received unwelcome news Tuesday when county officials agreed to slash housing voucher funds in coming years. Because of current and anticipated reduced federal funding, the Board of Supervisors has agreed to cut Section 8 subsidy payments by 10 percent in 2006... http://www.thereporter.com/news/ci_2592906

SAN BERNARDINO COUNTY SUN - Bridge over troubled water: Repairs waiting for a dry spell / NEWHALL -- Preliminary plans to repair flood-prone Polynesian Mobile Home Park have been drafted, though officials are waiting for the rain-soaked soil to dry before proceeding, a state housing development official said. The state Department of Housing and Community Development received from the park owners last week proposals to replace an oft-flooded bridge between the 144-unit mobile home park and its only entrance on San Fernando Road...

<http://www.dailynews.com/Stories/0,1413,200%257E20949%257E2739071,00.html#>

SANTA CRUZ SENTINEL - Tax relief threatened for elders, disabled / SANTA CRUZ -- Since Gary Shults bought his Felton home 13 years ago, he has watched his property taxes climb ever higher. Fortunately for him, the retired painting contractor has been able to use a statewide postponement program that lets seniors and disabled residents who meet income guidelines delay tax payments. "It makes me be able to keep this house," said Shults, 74...

<http://www.santacruzsentinel.com/archive/2005/March/02/local/stories/07local.htm>

CONTRA COSTA TIMES - Group wants \$250 million, 900 new units from the city / Following up on its two claims of housing discrimination against Alameda, the Harbor Island Tenants Association presented the city with a settlement proposal that includes \$200 million for pain and suffering for the displaced residents. Tenants also want \$64 million for lost housing, \$3.5 million for West End schools and at least \$250,000 annually for community services. Among their requests are job training; construction of 939 units of additional affordable housing;...

http://www.contracostatimes.com/mld/cctimes/news/local/states/california/counties/alameda_county/alameda/11020292.htm

HOUSING DEVELOPMENT

SAN BERNARDINO COUNTY SUN - Housing proposal stirs impact fears / ... SunCal Companies California's largest privately held developer of master planned communities has a development agreement with Banning to build 1,500 homes on 600 acres, leaving about 900 acres of open space. The Black Bench Ranch encompasses about 1,500 acres in the hills north of the city. The development would include a school on 12 acres in the middle of the project site...

<http://www.sbsun.com/Stories/0,1413,208~12588~2739346,00.html#>

THE PINNACLE - Cannery will create community again: The place where many locals learned teamwork is being reborn as housing complex / ... Now officials with South County Housing, a well-respected nonprofit housing developer, hope to replace that smell with the odor of pasta sauce from the kitchens of downtown restaurants, thriving from the patronage of professionals living in lofts and town houses on the cannery site. Crews began demolishing the 100,000-square-foot complex earlier this month to make way for the cutting-edge 200-unit housing development...

<http://www.pinnaclenews.com/sv-edition/story.php?id=1>

FRESNO BEE - New subdivisions put on hold: Fresno County supervisors to examine policy on developments and impact on water and air / Planned subdivisions in Fresno County will be delayed while the Board of Supervisors examines how to change its approval policy to reflect current water, air and sprawl concerns. The board's decision Tuesday to study policies for approving new rural housing tracts...

<http://www.fresnobee.com/local/story/10051322p-10881107c.html>

OAKLAND TRIBUNE - Condos will help mayor fulfill his vision for downtown growth / Mayor Jerry Brown helped break ground Tuesday on City Walk, a 252-unit condominium development that officials tout as the latest sign of downtown Oakland's long-awaited renaissance. On a now-vacant piece of land between 13th and 14th streets and Martin Luther King Jr. Way and Jefferson Street, the Olson Co. development is slated to include 2,400 square feet of retail space on the ground floor...

http://www.insidebayarea.com/oaklandtribune/localnews/ci_2592860

LAND USE / PLANNING

THE DESERT SUN - Protect growth or mountains? - Area residents debate the effects of ballot measures on Palm Springs and its future / PALM SPRINGS - In a raucous final forum before next week's hillside election in Palm Springs, supporters and opponents offered conflicting interpretations of Measure B on Tuesday, with one side labeling it "carefully crafted," the other calling it so flawed that it's "a full employment contract for attorneys."...

<http://www.thedesertsun.com/apps/pbcs.dll/article?AID=/20050302/NEWS05/503020318/1006>

SAN BERNARDINO COUNTY SUN - LL Planning Commission to vote on development / LOMA LINDA - This growing city's Planning Commission is expected to vote tonight on another development that could merge three residential streets. The project 16 housing units is in the city's aging and mostly low-income north central neighborhood...

<http://www.sbsun.com/Stories/0,1413,208%257E12588%257E2739318,00.html#>

SAN DIEGO UNION TRIBUNE - Condo conversions are on agenda / City officials are set to adopt an ordinance tonight that would establish uniform standards for condominium conversions. Condo conversion activity in the city has been brisk in the past few years, with nearly 30 conversion projects, most smaller than five units, since 2003. Imperial Beach has no laws governing conversions and has relied on state law to regulate them. City officials want to continue to allow conversions as a way to provide affordable homes for first-time home buyers...

http://www.signonsandiego.com/uniontrib/20050302/news_6m2condos.html

VENTURA COUNTY STAR - Simi addresses overcrowded homes: Council hopes to prevent tragedies like fire that killed man / Simi Valley officials are studying ways to prevent overcrowding in single-family homes in response to a fatal January fire at a house packed with at least 12 people. The city is mostly hamstrung by state laws and court rulings that prevent local jurisdictions from limiting the number of unrelated people living in a home. [Registration required]

http://www1.venturacountystar.com/vcs/sv/article/0,1375,VCS_239_3587968,00.html

WOODLAND DAILY DEMOCRAT - Yolo County's Expansion Plans: Hearings open public debate on growth / ...The Esparto meeting kicked off the third round of public workshops where county residents are asked for their input on how they want the county to look a generation from now. "We are setting the course for the next 20 years," said David Morrison, assistant director of Planning and Public Works. "It's a big deal." ...

<http://www.dailydemocrat.com/Stories/0,1413,136~32730~2740621,00.html#>

CONTRA COSTA TIMES - Try again for limit line – EDITORIAL / For a moment, it appeared that there might be a breakthrough agreement on Contra Costa County's urban limit line. Representatives from all 19 cities and the Board of Supervisors had gathered Saturday to forge an agreement on the line's boundaries, but that effort ran aground when East County cities balked. During a brief moment of optimism Saturday, a compromise was offered by Orinda Mayor Amy Worth that would have allowed Concord to trade land now inside the urban limit line for some land along the Delta...

<http://www.contracostatimes.com/mld/cctimes/news/opinion/11029470.htm>

Project is no bed of roses for neighbors / Several dozen residents turned out to give the Danville Town Council an earful Tuesday night about a plan to build 55 apartments and more than 75,000 square feet of commercial space on the site of Navlet's nursery. One of the key concerns was how much traffic the development at Camino Ramon and Sycamore Valley Road would generate, prompting a half-hour of questions by council members...

<http://www.contracostatimes.com/mld/cctimes/news/11029503.htm>

NATIONAL ASSOCIATION OF HOME BUILDERS - NAHB and NAR Joint Statement of Principles: Government-Sponsored Enterprise Reform / The National Association of Home Builders and the National Association of REALTORS® affirm that the housing government-sponsored enterprises (GSEs) – Fannie Mae, Freddie Mac, and the 12 Federal Home Loan Banks – are vital elements of America's housing finance system. The nation's housing markets continue to buoy the economy and the housing finance system remains vibrant, despite recent accounting missteps, executive management changes, and related concerns about the GSEs...

http://www.nahb.org/news_details.aspx?newsID=1385

REAL ESTATE

SAN FRANCISCO CHRONICLE - Home-price appreciation slows in Bay Area during 4th quarter - Sales and refinancing of lower-cost houses measured in report / Prices of lower-end homes in the Bay Area appreciated at a healthy clip in the fourth quarter but rose more slowly than prices in the central and southern parts of the state, according to a federal study that tracks repeat sales of such properties...

<http://www.sfgate.com/cgi-bin/article.cgi?f=/c/a/2005/03/02/BUG27BIN2356.DTL>

SAN FRANCISCO BUSINESS TIMES - Cramped S.F. State targets \$150M housing buy / San Francisco State University officials plan to spend more than \$150 million to nearly double its number of housing units by acquiring more than 750 apartments near campus. Local university officials have already scored approval from the system's Board of Trustees to pursue the acquisition of Stonestown Apartments -- the giant 697-unit complex...

<http://sanfrancisco.bizjournals.com/sanfrancisco/stories/2005/02/28/story3.html>

REALTY TIMES - Second Homes: One Third Of Housing Market – By Broderick Perkins / The second home market isn't what analysts once thought it was. It's much, much bigger, accounting for one third of the nation's housing market of both existing, and new homes. Second home purchases accounted for more than a third of all home purchases last year, owned second homes account for more than one third of the nation's entire housing stock...

http://realtytimes.com/rtcpages/20050302_secondhomes.htm

CALIFORNIA ASSOCIATION OF REALTORS - Investors purchase about one-quarter of real estate in 2004: Vacation homes also popular last year, study finds [Inman News] - The second-home market surged in 2004, and investment property and vacation homes account for more than one-third of residential transactions, the National Association of Realtors reported today. The new study, based on two surveys, shows that 23 percent of all homes purchased in 2004 were for investment, while another 13 percent were vacation homes...

<http://www.car.org/index.php?id=MzAwNTk=#>

NATIONAL ASSOCIATION OF REALTORS - The 2005 NATIONAL ASSOCIATION OF REALTORS® Profile of Second-Home Buyers can be ordered by calling 800/874-6500

HOMELESSNESS

FAIRFIELD DAILY REPUBLIC - County works to reconcile census of homeless people / FAIRFIELD - Solano County tried to count its homeless population in late January and came up with a number significantly lower than previous estimates - but pinpointing the actual number of homeless is nearly impossible, service providers say...

http://www.dailyrepublic.com/articles/2005/03/02/top_stories/news03.txt

ECONOMY

MARIN INDEPENDENT JOURNAL - Rich-poor gap grew in 1990s, new report says - Disparity widest in Marin; more kids in poverty / During the boomtime 1990s, the income gap between the rich and poor in Marin and throughout the North Bay swelled significantly, leaving substantially more working families and children living in poverty...

<http://www.marinij.com/Stories/0,1413,234~24407~2740219,00.html#>

CALIFORNIA PARTNERSHIP FOR WORKING FAMILIES – Press Release: March 5 forum in Santa Rosa on widening income gap, working poverty in the North Bay Area of California - Congresswoman Lynn Woolsey will chair a panel / The authors of a new report titled "The Limits of Prosperity: Growth, Inequality and Poverty in the North Bay" will present their findings, and low wage workers will speak about their struggle to make ends meet...

<http://www.californiapartnership.org/article.php?id=87>

FRESNO BEE - Valley's bases fight for survival: California must unite to prevent closures, state leaders say / ...Sunne Wright McPeak, the governor's Secretary for Business, Transportation and Housing, said base retention is a priority for Schwarzenegger. The governor highlighted it in last year's State of the State address, and he advocated for it during a recent trip to Washington. "We as an administration are committed to retaining all of the military assets possible," Wright McPeak said...

<http://www.fresnobee.com/local/story/10051324p-10881111c.html>

JOBS - HOUSING

THE PRESS ENTERPRISE - Residents want project details / GLEN AVON: They worry that the planned business park will bring more warehouses and trucks / The debate over an industrial development being built across the street from homes that sell for a half-million dollars may come down to semantics. Riverside County officials and the developers say the Eastpointe Business Park will be a cluster of industrial and light-manufacturing businesses that will bring badly needed, well-paying jobs to the Jurupa area...

http://www.pe.com/localnews/riverside/stories/PE_News_Local_rbiz02.57cf0.html

COMMUNITY DEVELOPMENT

SAN DIEGO UNION TRIBUNE - 4S Ranch gets greener / ... When completed, 4S Ranch will include nearly 5,000 homes, two elementary schools, a middle school, a high school, a sheriff's substation, a library, and more than 1,600 acres of preserved natural open space, as well as a 53-acre centrally located downtown district. More than 1,600 homes have been built so far, [David] Kusumoto said...

http://www.signonsandiego.com/uniontrib/20050302/news_1mi2ranch.html

SAN JOSE MERCURY NEWS - S.J. area looks to next stage / Ernesto Villalobos was a 14-year-old troublemaker in 1996 when the William and Flora Hewlett Foundation launched a bold social experiment to pump \$6 million into his Mayfair neighborhood and help residents improve their lives. "There were lots of gangs," Villalobos said of the one-square-mile area that was dubbed Sal Si Puedes, or "get out if you can." "Graffiti and garbage everywhere. It was not safe to go out after 5."...

http://www.mercurynews.com/mld/mercurynews/news/local/states/california/the_valley/11029251.htm

REDEVELOPMENT

SACRAMENTO BEE - City to supply \$12.5 million to fix up Globe Mills building / The Sacramento City Council on Tuesday approved providing \$12.5 million in redevelopment grants and loans toward refurbishing the historic Globe Mills building at 12th and C streets, saying it would help revitalize the Alkali Flat neighborhood. The \$28 million project will transform the deteriorating structure, once a working grain storage and flour mill, into 31 market-rate loft apartments, 112 affordable senior housing units and retail space...

<http://www.sacbee.com/content/news/story/12495821p-13351587c.html>

MONTEREY COUNTY HERALD - County warned again on P.B. plan - The Coastal Commission says it must first approve the Pebble Beach Co.'s development plan / Monterey County supervisors received another warning from the California Coastal Commission against approving Pebble Beach Co.'s plan for redevelopment of Del Monte Forest before they review and approve changes in the local coastal plan contained in Measure A...

<http://www.montereyherald.com/mld/mcherald/news/11030225.htm>

ENVIRONMENT

INSIDE BAY AREA - Coastal growth endangers millions: Officials worry that disasters could lead to evacuation problems / WASHINGTON — More than half of all Americans now live on or near a coast, a major evacuation worry in case of hurricanes, tsunamis or other natural disasters. One possible answer: vertical evacuations that could send people fleeing upward in high-rise buildings rather than away from a stormy coast... Other findings of the study include

http://www.insidebayarea.com/news/ci_2592693

FEDERAL BUDGET 2006

U.S. DEPT. OF HOUSING & URBAN DEVELOPMENT – News Release: 3/2/2005 Secretary Jackson Testifies before House Financial Services Committee on FY 2006 budget proposal / Today, U.S. Department of Housing and Urban Development (HUD) Secretary Alphonso Jackson testified on HUD's proposed budget before the House Financial Services Committee. His remarks are excerpted below: "Over the past four years, HUD has expanded homeownership, increased access to affordable housing, fought housing discrimination, tackled homelessness, and renewed its commitment to those most in need. HUD's \$28.5 billion in net budget authority for FY 2006 seeks to build on our success and lend a compassionate hand to individuals in need, while also using taxpayer money more wisely through government reform..."

<http://www.hud.gov/news/release.cfm?content=pr05-023.cfm>

NATIONAL LOW INCOME HOUSING COALITION – HUD FY2006 BUDGET CHART
The President's fiscal year 2006 HUD budget request calls for an 11.5% cut from FY05 / <http://nlihc.org/news/2-28-05chart.pdf>

GOVERNMENT SITES:

California Dept. of Finance – Governor's Budget

http://www.dof.ca.gov/HTML/BUD_DOCS/Bud_link.htm

California Dept. of Housing & Community Development - Press Releases

<http://www.hcd.ca.gov/news/release/>

California Dept. of Housing & Community Development – Housing Policy Development Bibliographies

<http://www.hcd.ca.gov/hpd/biblio.html>

California Dept. of Housing & Community Development – HCD Web News

<http://www.hcd.ca.gov/hpd/news/clips.html>

Today's Focus at HUD [HTTP://WWW.HUD.GOV/focus/focus.html](http://www.hud.gov/focus/focus.html)

The United States General Accounting Office-GAO Reports
<http://www.gao.gov/audit.htm>

Federal Register, Today's Table of Contents
http://www.access.gpo.gov/su_docs/aces/fr-cont.html

Federal Register, Year 2005 Recent Table of Contents
http://www.access.gpo.gov/su_docs/fedreg/frcont05.html

U.S. Census Bureau – News Releases
<http://www.census.gov/Press-Release/www/releases/>

U.S. Census 2000 <http://www.census.gov/dmd/www/2khome.htm>

California Supreme Court Decisions /

California Courts of Appeal Decisions (last 100 days are posted in full text)
<http://www.courtinfo.ca.gov/opinions/>

COVERAGE INFORMATION:

California Department of Housing and Community Development WEB NEWS service coverage:

Mondays, Wednesdays and Fridays each week includes electronic format articles retrieved from newspapers or news services that report housing and community development news in California and some national services.

Tuesdays and Thursdays coverage includes only six major California newspapers that are available electronically via the Internet – and any significant related breaking news.

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